

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>WILLIAM E. WINFIELD (State Bar # 122055) NELSON COMIS KETTLE & KINNEY LLP 5811 Olivas Park Dr., Suite 202 Ventura, CA 93003 Telephone: (805) 604-4106 Facsimile: (805) 604-4150 Email: wwinfield@calattys.com</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Alfonso Serrato Cortez</p>		<p>FOR COURT USE ONLY</p>	
<p>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - NORTHERN DIVISION</p>			
<p>In re:</p> <p>Alfonso Serrato Cortez</p>		<p>CASE NO.: 9:19-bk-11962-RC CHAPTER: 13</p>	
<p>Debtor(s).</p>		<p>NOTICE OF SALE OF ESTATE PROPERTY</p>	

Sale Date: 04/21/2022	Time: 11:00 am
Location: Courtroom 201, 1415 State Street, Santa Barbara Via Zoom (See Judge Clifford's Tentative Rulings)	

Type of Sale: ☐ Public ☒ Private

Last date to file objections: 04/07/2022

Description of property to be sold:

382 Caldera St., Perris, CA 92570

APN No. 330-4 61-01 7-3

See attached Exhibit "A" for legal description

Terms and conditions of sale: Property to be sold on an “as-is” “where-is”, and “with-all-faults” basis without any warranties, expressed or implied, and without any contingencies pursuant to 11 U.S.C. §§ 363(b)(1), (f) and (i), free and clear of liens, interests, claims, and encumbrances, with such liens, interests, claims, and encumbrances to attach to the Sale proceeds, net of expenses of sale, with the same priority and rights of enforcement as previously existed. Buyer will deposit \$10,000.00 with escrow.

Proposed sale price: \$ 570,000.00

Overbid procedure (if any): Deposit: \$10,000.00. Initial Overbid:\$580,000 (\$10,000 above purchase price) Subsequent Overbid Inc. \$5,000; Notify Debtor's counsel via email directed to counsel of intent to overbid no later than 1 day before the hearing on the Motion (04/21/22) with deposit and proof of ability to close escrow.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Date: April 21, 2022

Time: 11:00 a.m.

Place: Courtroom 201 (Via Zoom or Telephonic only)

Qualified Bidders must personally appear via ZoomGov at the hearing on the Motion or be represented by an individual or individuals with the authority to participate in the overbid process on their behalves. Specific ZoomGov login details will be provided to any interested party by contacting the undersigned prior to the hearing.

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

WILLIAM E. WINFIELD (State Bar # 122055)

NELSON COMIS KETTLE & KINNEY LLP

5811 Olivas Park Dr., Suite 202

Ventura, CA 93003

Telephone: (805) 604-4106

Facsimile: (805) 604-4150

Email: wwinfield@calattys.com

Date: 03/23/2022

EXHIBIT "A"

File No. 67613740

EXHIBIT "A"

All that certain real property situated in the County of Riverside, State of California, described as follows:

Lot 74 of Tract No. 30662, in the City of Perris, County of Riverside, State of California, as shown by Map on file in Book 365, Pages 57 through 62, inclusive of Maps, in the Office of the County Recorder of Riverside County, California.

EXCEPT therefrom all oil, gas, minerals, and other hydrocarbon substances lying below the surface of said land, but with no right of surface entry, as provided in deeds of record.

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
5811 Olivas Park Dr., Suite, 202, Ventura, CA 93003

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

1. **TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF)**: Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (date) 03/24/2022, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

2. **SERVED BY UNITED STATES MAIL:**

On (date) 03/24/2022, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Chamber's copies under 25 pages temporarily suspended per General Order 21-05 dated June 22, 2021;
Debtor/Seller: Alfonso Cortez, 2673 Honeysuckle Dr., Oxnard, CA 93036; Debtor's/Seller's broker: Marin Realty Group, Attn: Jose Marin, 246 W. 4th St., Perris, CA 92570; Buyers: Louise French and Charles French, 28039 Scott Rd., Ste. D, Murrieta, CA 92563; Buyers' broker: eXp Realty of California, Inc., 2603 Camino Ramon, Ste. 200, San Ramon, CA 94583

☒ Service information continued on attached page

3. **SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served)**: Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (date) _____, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

03/24/2022
Date

Sandy Cuevas
Printed Name

/s/ Sandy Cuevas
Signature

Alfonso Serrato Cortez Ch. 13 Case No. 9:19-bk-11962-RC

NEF List (6):

- **Counsel for Kia Motors Finance: Sheryl K Ith** sith@cookseylaw.com, sith@ecf.courtdrive.com
- **Counsel for U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT: Erin M McCartney** bankruptcy@zbslaw.com, emccartney@ecf.courtdrive.com
- **Interested Party: Arvind Nath Rawal** arawal@aisinfo.com
- **Ch. 13 Trustee: Elizabeth (ND) F Rojas (TR)** cacb_ecf_nd@ch13wla.com
- **Trustee: United States Trustee (ND)** ustpreion16.nd.ecf@usdoj.gov
- **Debtor's Counsel: William E. Winfield** wwinfield@calattys.com, scuevas@calattys.com

Alfonso Serrato Cortez
Ch. 13 Case No. 9:19-bk-11962-MB
All Creditors (16):

Ally Finance, Inc.
P.O. Box 380901
Minneapolis, MN 55438

California Department of Tax
and Fee Administration
Special Ops, MIC: 55
P.O. Box 942879
Sacramento, CA 94279-0055

Franchise Tax Board
Bankruptcy Section, MS: A-340
P.O. Box 2952
Sacramento, CA 95812-2952

Internal Revenue Service
P.O. Box 7346
Philadelphia, PA 19101-7346

Internal Revenue Service
Small Business /Self-Employed Div.
225 W. Broadway
Glendale, CA 91204

Isaac Cortez
1905 N. 7th Place
Port Hueneme, CA 93041

Kia Motors Finance
4000 Macarthur Blvd
Newport Beach, CA 92660

Nadine Cortez
2673 Honeysuckle Dr.
Oxnard, CA 93036

Riverside County Treasurer
P.O. Box 12005
Riverside, CA 92502-2205

Rushmore Loan Mgmt. Services, LLC
P.O. Box 55004
Irvine, CA 92619-2708

Rushmore Loan Mortgage Servicer
P.O. Box 52708
Irvine, CA 92619

Rushmore Loan Mortgage Servicer
15400 Laguna Canyon Rd.
Irvine, CA 92618

Select Portfolio Servicing
P.O. Box 65450
Salt Lake City, UT 84165-0450

Sophisticated Concepts
Developer, Inc.
2673 Honeysuckle Dr.
Oxnard, CA 93036

Ventura County Treasurer and
Tax Collector
Attn: Bankruptcy
800 S. Victoria Ave.
Ventura, CA 93009

Zieve, Brodnax & Steele, LLP
30 Corporate Park, Suite 450
Irvine, CA 92606